

LOT 40 SASSAFRAS ACRES S/D.

MORGAN BILL/MORGAN MISTY L
7232 CANAAN CHURCH RD
DENTON, NC 27239

ORB 622-71, 641-359,

2026

30-7S-17-10068-040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30717.040 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,012	100
UOP	256	25
TOTALS	1,268	1,076
		25,544

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,076	98.9100	59.35	63,861	1987	1987	0	0	0	60.00	40.00
1 MOBILE HME		0% - 0		Heated Area: 1012				HX Base Yr				
44 23 23 28 16 16 16 16 16 16 16 16 16 BAS UOP												
BLD DATE									LGL DATE			